

724 UNACCOMPANIED OFFICER PERSONNEL HOUSING BACHELOR OFFICER QUARTERS (PN)

See Military Handbook 1036 for design criteria.

724-11 BOQ (W1-02) (PN)

724-12 BOQ (03 AND ABOVE) (PN)

Bachelor Officer Quarters (BOQ) will be planned for personnel in officers' grades who come within the following classifications:

1. Unaccompanied single
2. Unaccompanied married (overseas)
3. Nurses
4. Students
5. Transients
6. Rotational

PLANNING CRITERIA

At established Navy and Marine Corps installations, the BOQ programming requirements are derived from the unaccompanied personnel Housing Survey (R-19) or Facilities Support Requirement (FSR) document, respectively. For broad planning and programming purposes where survey figures are not available, the requirements may be determined by contacting the EFD or EFA bachelor quarters program management office.

GROSS PLANNING CRITERIA FOR NEW CONSTRUCTION FOR 724-11/12

	<u>3 Stories or less</u>	<u>More than 3 stories</u>
Sleeping/Living Area *	46 sq. m	46 sq. m
Core Area/Circulation/MEC	20 sq. m	24 sq. m
Total Module Allowance	66 sq. m	70 sq. m **

* Includes MEC (mechanical, electrical and communication) space inside the module. This does not include circulation outside the module or MEC space outside the module. The module total allowance of 46 sq. m only refers to the sleeping quarters, closets, bathroom, bulk storage (USMC only), counter/microwave/refrigerator area, interior circulation, and associated MEC space inside the module. All new bachelor quarters will have an additional space for a core area plus circulation and MEC requirements.

** Applies to bachelor quarters over 3 stories, all interior corridor style bachelor quarters and special design requirements for historical preservation, etc. For interior corridor bachelor quarters 3 stories or less, modules between 66-70 sq. m must be individually justified.

A module is sized for one W1-O10 personnel. Refer to Table 724-1. All construction projects will identify maximum occupancy or the number of W1-W5 personnel that can occupy the quarters and the intended use capacity. The intended use capacity cannot exceed the number from the R-19/FSR except for rounding purposes.

There are three basic entry styles for bachelor quarters, exterior corridor style, interior corridor style and open landing access style. Open landing access style, generally preferred for economics, is not applicable over three stories. When sufficient real estate creates options as to style of BOQ, an economic analysis is recommended.

CORE AREA

The typical core area to be provided for all BOQs is shown below. In design, installation commanders have flexibility to modify core space designations and/or functions to meet mission needs or local conditions.

Administration area consisting of lobby, front desk, office space, copier/computers

Public Toilets	Janitor's Closets	Linen Storage
Multi-purpose Room	Game Room	Vending
Community Kitchen	Central Laundry	Housekeeping
Mail Services	Bulk Storage	

Optional areas in addition to the module gross square footage if not provided within 1/2 kilometer.

Video Tape Room	Exercise Room	Video/Game Room
50,000 sq. mm/module	150,000 sq. mm/module	90,000 sq. mm/module

Exercise rooms may also be provided if the waiting list to use existing facilities averages over an hour. Video tape room and Video/Game rooms may also be provided where existing facilities have reached full capacity. All these areas are accounted for as part of the bachelor quarters.

Table 724-1
Navy and Marine Corps Bachelor Officer Quarters

RANK/RATE	OSD MINIMUM STANDARDS *	PLANNING CRITERIA FOR NEW CONSTRUCTION
O-3 - O-10 CCN 724-12	Private room consisting of a sleeping/living room, private bath, access to kitchen or officer's dining facility. Minimum 38 sq. m (400 NSF) net living area.	Living room and sleeping room; 22 net sq. m sleeping/ living area, plus private bath, kitchenette, and approximately 4 net sq. m closets. Module is 46 gross sq. m.
W-3-W-5 CCN 724-11	Private room consisting of a sleeping/living room, private bath. Minimum 38 sq. m (400 NSF) net living area.	Living room and sleeping room; 22 net sq. m sleeping/ living area plus private bath, kitchenette, and approximately 4 net sq. m closets. Module is 46 gross sq. m.
O-1-O-2 W-1-W-2 CCN 724-11	Private suite consisting of a sleeping/living room, private bath. Minimum 24 sq. m (250 NSF) net living area.	Living room and sleeping room; 22 net sq. m sleeping/ living area plus private bath, kitchenette, and approximately 4 net sq. m closets. Module is 46 gross sq. m.
Navy Officer Candidate School (OCS)	Minimum 6.7 net sq. m (72 SF) net living area per person, not more than four to a room; central bath.	Two persons per room; 9 net sq. m sleeping/ living area, plus shared bath, service area, and built in closets. Four persons/ module. Module is 55 gross sq. m.

* OSD minimum standards of acceptability apply to billeting management rather than to facility condition for NFADB reporting purposes.

PARKING

Automobile parking for 80% of the residents must be provided. Visitor parking for 1% of the residents with handicapped spaces as required by Navy/Marine Corps Design Criteria. In addition, provide motorcycle parking for 5% of the residents and bicycle parking for 15% of the residents. One car wash area with a water source and an oil separator will be provided unless available within one kilometer.

OUTSIDE RECREATION

Provide one sand volleyball court and one full basketball court per 300 residents if not available within 1/2 kilometer. Similar outdoor recreation facilities can be substituted. Picnic areas and barbecue areas are required for all bachelor quarters.

OUTDOOR INDIVIDUAL MILITARY WASH AREA (USMC)

Provide outdoor equipment wash facilities (when required) at USMC bachelor quarters. The number of faucets/wash outlets shall be determined by the installation commander/resident FMF unit.

RENOVATION STANDARDS

Renovation work should use standards for new construction, but common sense and economics may justify variations. For example, oversized units in existing configurations, can be cost effective when major work like bathrooms and block walls are left in place.

The renovation, conversion or replacement choices should be considered and addressed briefly on all renovation projects.

REPAIR STANDARDS

Repair work may be limited to original standards used for the existing buildings.

724-22 CIVILIAN QUARTERS GS-7 AND ABOVE (PN)

Housing and messing facilities for civilian grades comparable to officers will be provided only at installations that are remote from municipal areas or where civilians are required to be housed on-station for security reasons.

Facilities planning for civilians will be the same as for military personnel of equivalent rank. Table 724-22 provides the military and civilian schedule of equivalent grades as established by the Department of Defense.

Table 724-22
Military and Civilian Equivalent Grade Schedule

Military Grade Group	Civilian Grade Group		
	General Schedule	Teachers (20 U.S.C. 901-907)	Wage System
0-7 to 0-10	GS-16 to GS-18	---	---
0-6	GS-15	---	---
0-5	GS-13 and GS-14	---	WS-14 through WS-19 WL-15 and Production Support Equivalents
0-4	GS-12	Class IV and Class V	
0-3	GS-10 and GS-11	Class I, Step 5 through Step 15 Class II and Class III	WS-8 through WS-13 WL-6 through WL-14 WG-12 through WS-15 and Production Support Equivalents
0-2 W-3 and W-4	GS-8 and GS-9	Class I, Step 3 and Step 4	
0-1 W-1 and W-2	GS-7	Class I, Step 1 and Step 2	

**724-30 DINING FACILITY (ATTACHED) -
COMMISSIONED PERSONNEL (MN)**

The operation of closed messes in support of officers' quarters is being discontinued. New Commissioned Officers' Closed Mess dining facilities will not be planned for new or existing BOQ's.